

# **TOWN OF PARADISE VALLEY**

**Wall and Fence Ordinance  
Study Session  
June 15 , 2021**



June 15, 2021

# TODAY'S GOAL

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Provide information for discussion and input on the proposed text amendment.



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# **PURPOSE FOR THE CODE AMENDMENT**

- **Clarity on location**
  - confusion regarding front & side yard on corner lots
  - Right-of-way widths vary
- **Simplicity in code language**
  - complex code language could be simplified to avoid misunderstandings
- **Options**
  - fences and/or landscape hedges
- **Privacy & Security**
  - desire for an enhanced level of security and privacy



# **WHAT IS CURRENTLY ALLOWED IN FRONT & SIDE YARDS ADJACENT TO ROADWAYS?**

- View Fence
- Meandering Wall
- Combination view Fence
- Walls
- Landscape Hedges





# VIEW FENCE



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# MEANDERING WALL



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# COMBINATION VIEW FENCE



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# WALL



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# OLEANDER HEDGE



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# **CURRENTLY NOT PERMITTED IN FRONT YARD AREAS**



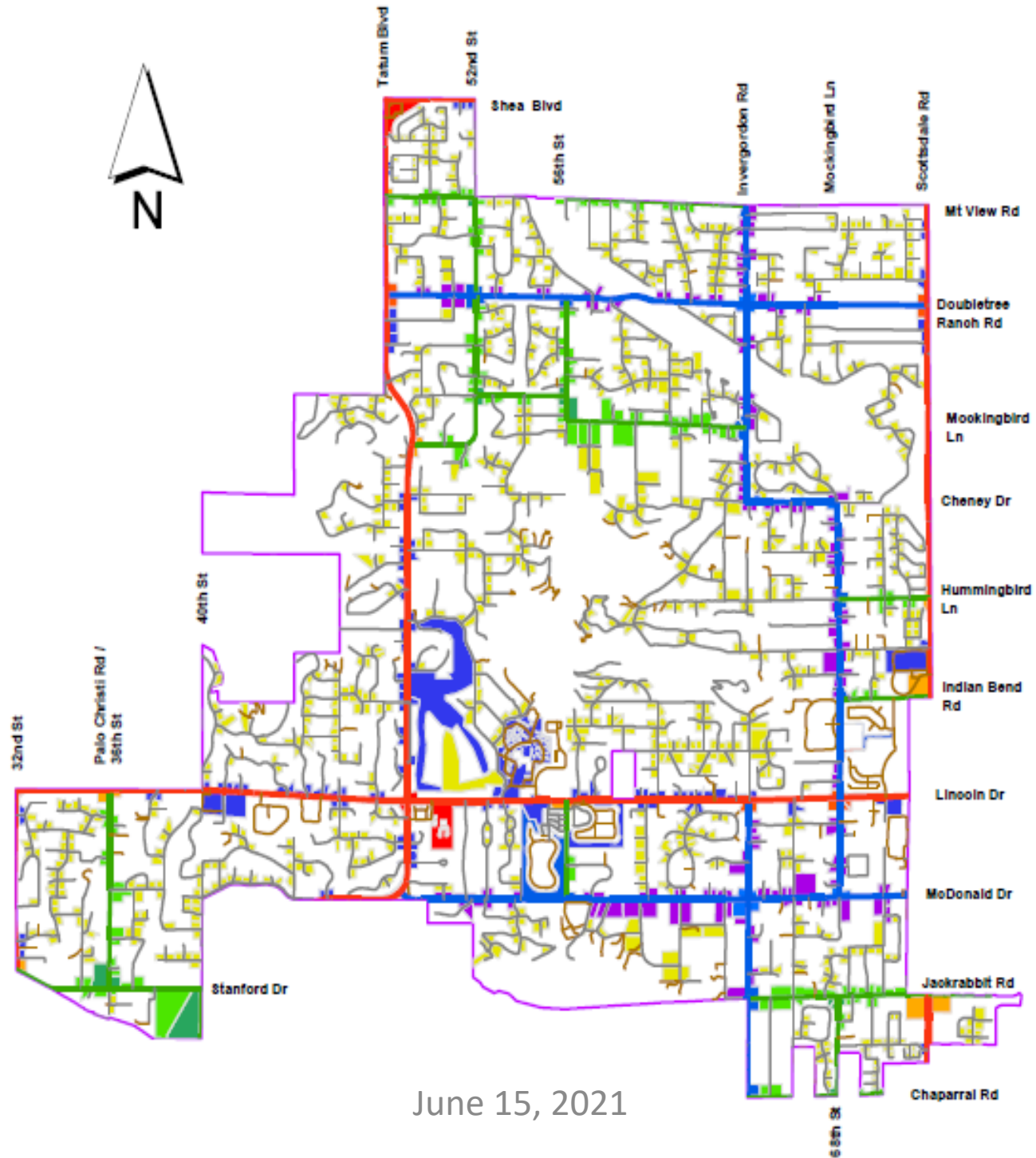
June 15, 2021



# CURRENT CODE & PROPOSAL SUMMARY

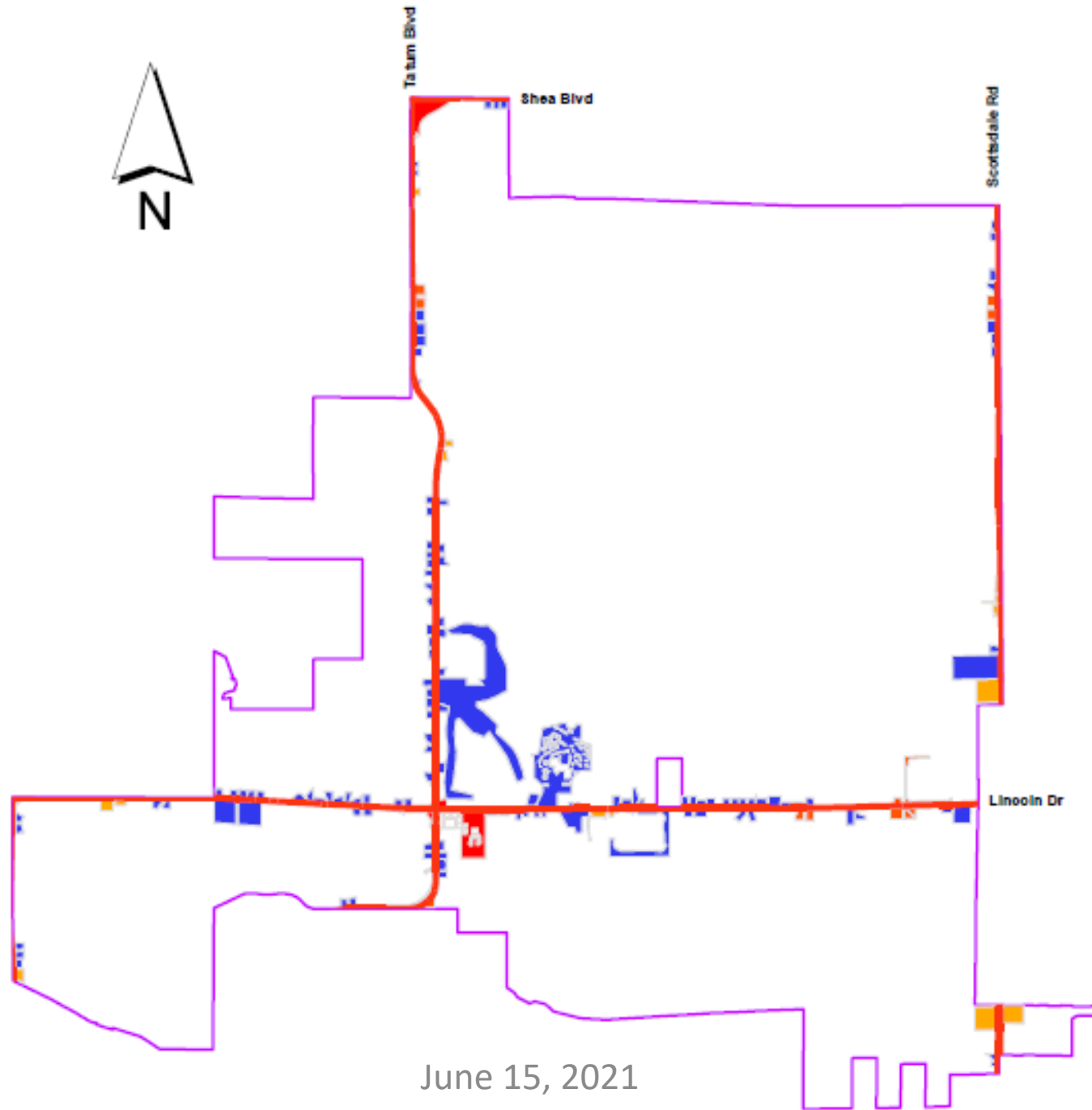
STREET TYPE	WALL/FENCE TYPE – SETBACK & HEIGHT			
	VIEW FENCE	MEANDERING WALL	*COMBINATION VIEW FENCE & **LANDSCAPE HEDGES IN FRONT YARDS	ANY OTHER WALL OR FENCE
<u>MAJOR ARTERIAL</u>  Front/Side/Rear	10 ft min. setback; 8 ft height	15 ft avg setback; 8 ft height	* <del>20</del> 10 ft min. setback; 8 ft height	20 ft min. setback; 8 ft height 10 ft min. setback; 3 ft height
<u>MINOR ARTERIAL</u>  Front	<del>20-10</del> ft min. setback; 6 ft height  **3 ft height max	NA	* <del>20</del> 10 ft min. setback; 6 ft height  <b>**3 ft height max</b>	10 ft min. setback; 3 ft height 40 ft min. setback; 6 ft height
Side or Rear	10 ft min. setback; 6 feet height	15 ft avg. setback; 6 ft height	3 ft height *20 ft min. setback; 6 ft height	10 ft min. setback; 3 ft height 20 ft min. setback; 6 ft height
<u>COLLECTOR</u>  Front	<del>20-10</del> ft min. setback; 6 ft height  **3 ft height	NA	* <del>20</del> 10 ft min. setback 6 ft height  <b>**3 ft height max</b>	10 ft min. setback; 3 ft height 40 ft min. setback; 6 ft height
Side or Rear	10 ft min. setback; 6 ft height	15 ft avg setback; 6 ft height	*10 ft min. setback; 3 ft height *20 ft min. setback; 6 ft height	10 ft min. setback; 3 ft height 20 ft min. setback; 6 ft height
<u>LOCAL</u>  Front	20 ft min. setback; 6 ft height	NA	*20 ft min. setback 6 ft height  <b>**3 ft height max</b>	10 ft min. setback; 3 ft height 40 ft min. setback; 6 ft height
Side or Rear	10 ft min. setback; 6 ft height	15 ft avg setback; 6 ft height	*10 ft min. setback; 3 ft height *20 ft min. setback; 6 ft height	10 ft min. setback; 3 ft height 20 ft min. setback; 6 ft height

# STREET CLASSIFICATIONS

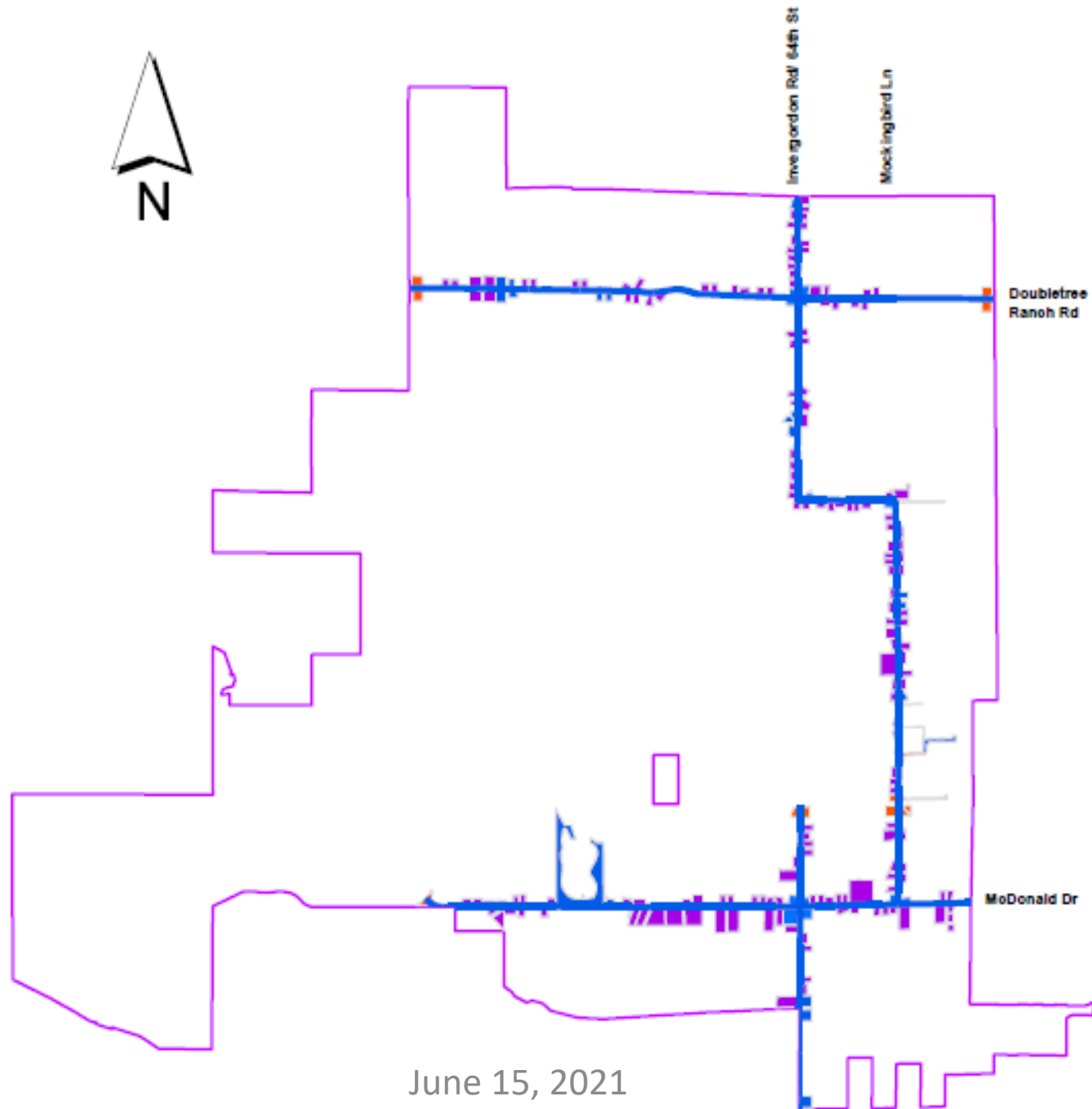




# MAJOR ATERIALS STREETS

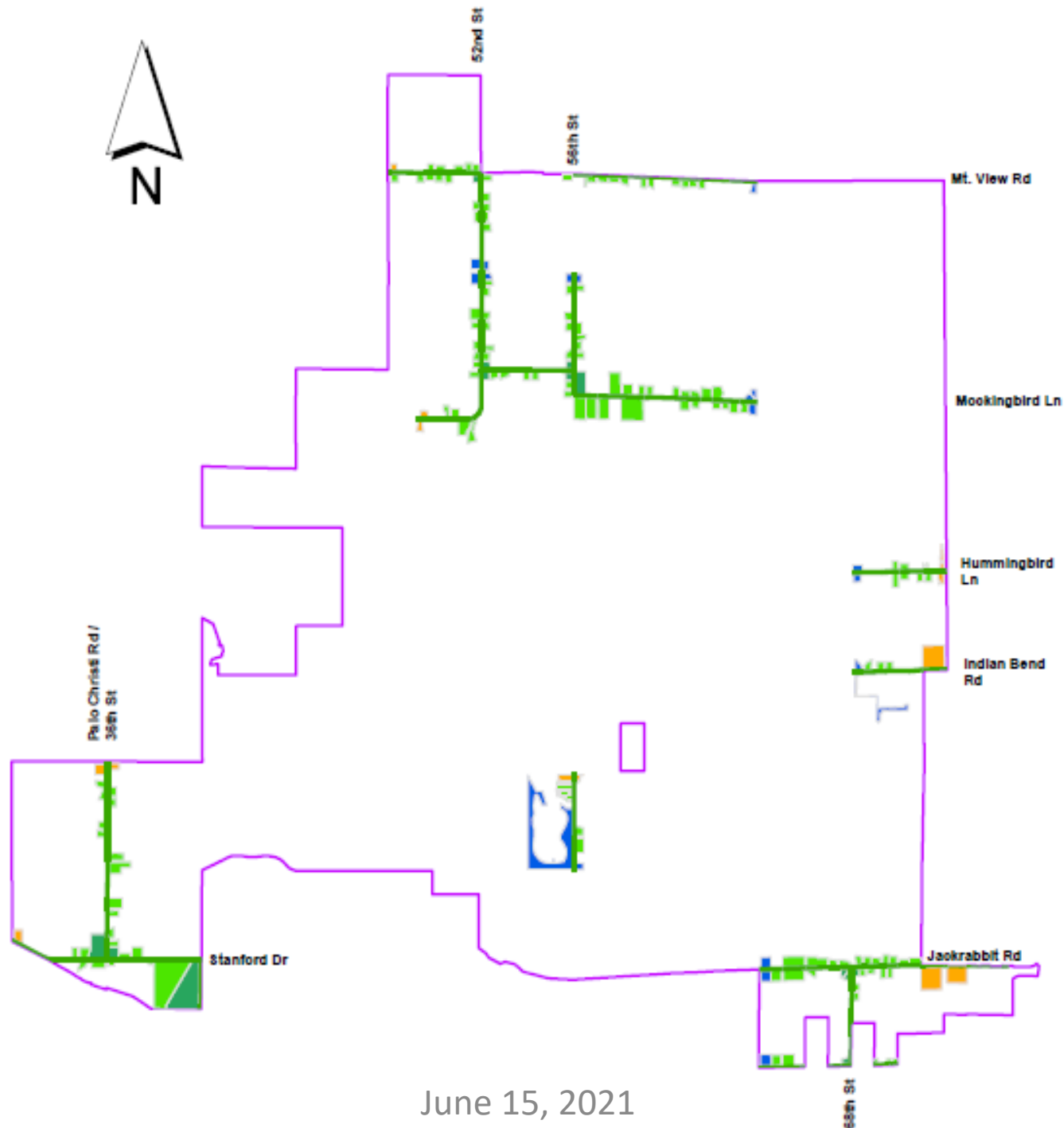


# MINOR ARTERIAL STREETS












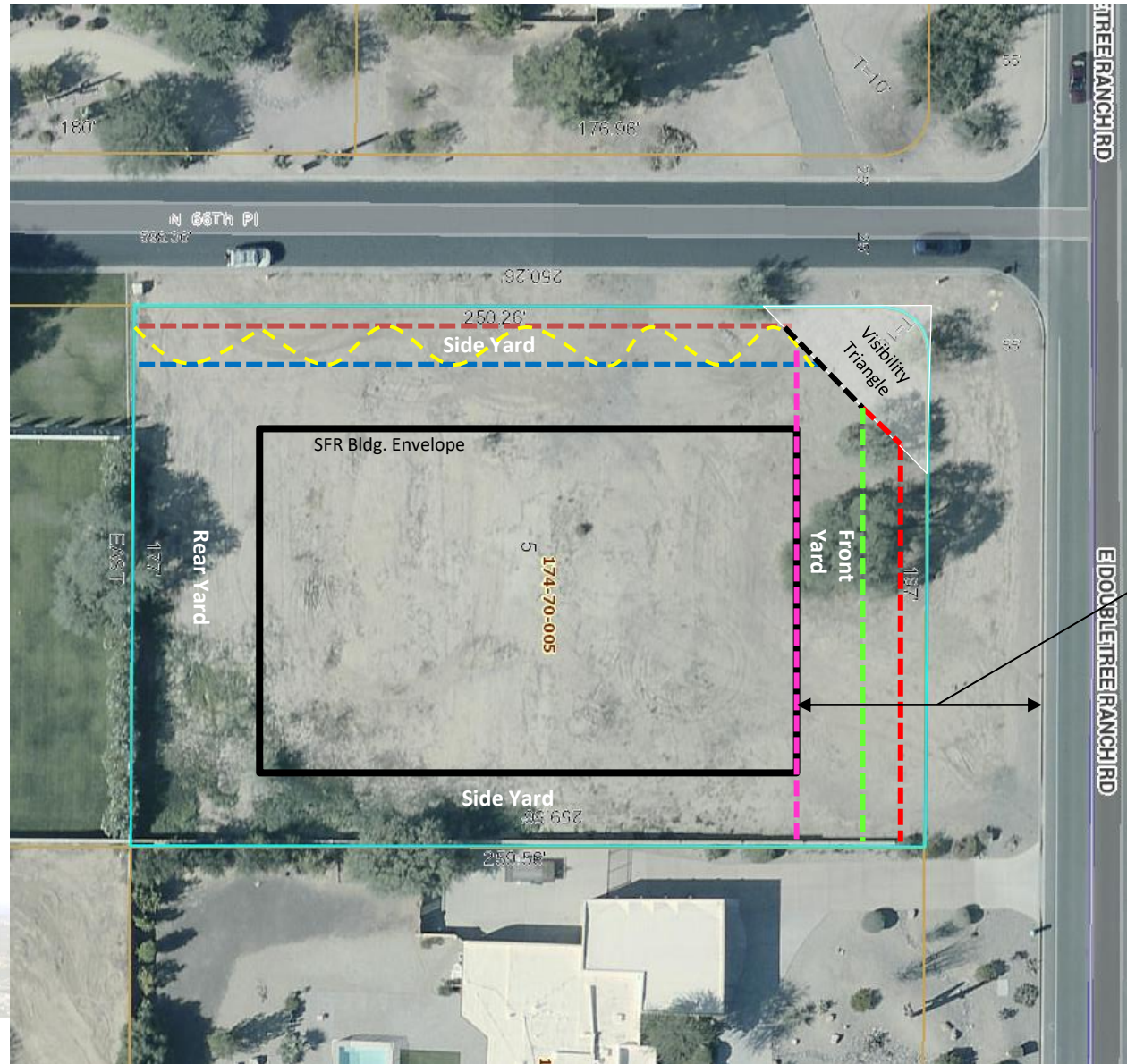
# COLLECTOR STREETS



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# CURRENT AND PROPOSED CODE FOR WALLS AND FENCES

-  6' Tall View Fence at 10' Side Yard Setback (Current)
-  6' Tall Meandering Fence at 15' Average Side Yard Setback (Current)
-  6' Tall Any Fence at 20' Side Yard Setback (Current)
-  6' Tall View Fence/Combo View at 20' Front Yard Setback with Landscape Restrictions (Current)
-  6' Tall Solid Any at 40' Front Yard Setback (Current)
-  6' Tall View Fence/Combo View at 10' Front Yard Setback and 10' Side Yard Setback Adjoining a ROW (Proposed)
-  6' Tall View Fence or Combo View Fence or Solid Fence connecting front and side yard walls (Current)



Landscape Hedge Restriction for this Area when Using a VIEW Fence or Combo View Fence at 20' Front Yard Setback (Current)

# CURRENT CODE & PROPOSAL SUMMARY

STREET TYPE	WALL/FENCE TYPE – SETBACK & HEIGHT			
	VIEW FENCE	MEANDERING WALL	*COMBINATION VIEW FENCE & **LANDSCAPE HEDGES IN FRONT YARDS	ANY OTHER WALL OR FENCE
<u>MAJOR ARTERIAL</u>  Front/Side/Rear	10 ft min. setback; 8 ft height	15 ft avg setback; 8 ft height	* <del>20</del> 10 ft min. setback; 8 ft height	20 ft min. setback; 8 ft height 10 ft min. setback; 3 ft height
<u>MINOR ARTERIAL</u>  Front	<del>20-10</del> ft min. setback; 6 ft height  **3 ft height max	NA	* <del>20</del> 10 ft min. setback; 6 ft height  <del>**3 ft height max</del>	10 ft min. setback; 3 ft height 40 ft min. setback; 6 ft height
Side or Rear	10 ft min. setback; 6 feet height	15 ft avg. setback; 6 ft height	3 ft height *20 ft min. setback; 6 ft height	10 ft min. setback; 3 ft height 20 ft min. setback; 6 ft height
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Side or Rear	10 ft min. setback; 6 ft height	15 ft avg setback; 6 ft height	*10 ft min. setback; 3 ft height *20 ft min. setback; 6 ft height	10 ft min. setback; 3 ft height 20 ft min. setback; 6 ft height



# DISCUSSION

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Input and discussion regarding the  
proposed text amendment



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